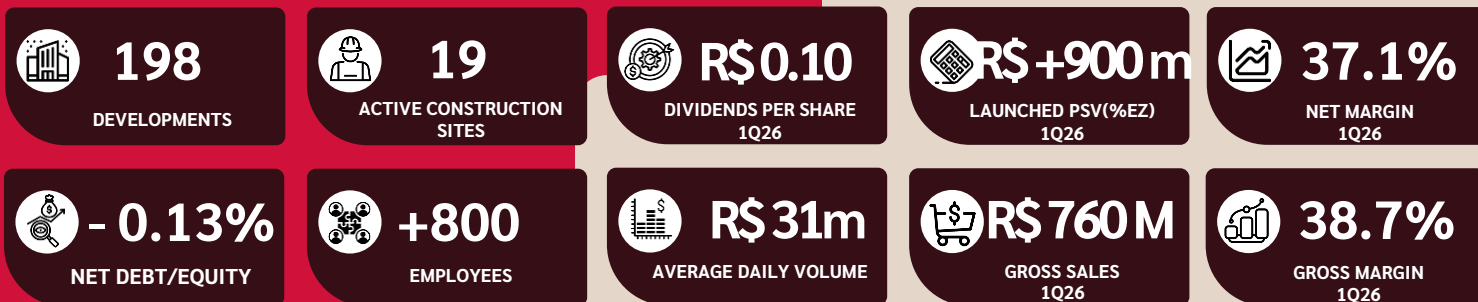




INTRODUCTION

Eztec is a real estate developer and builder focused on the middle- to high-income market in São Paulo. Founded in 1979, the company is recognized for its financial strength, high gross margins, and disciplined cash management. With a robust landbank and operations concentrated in strategic areas of the city, Eztec combines construction quality, project innovation, and sustainable value creation for shareholders and clients.



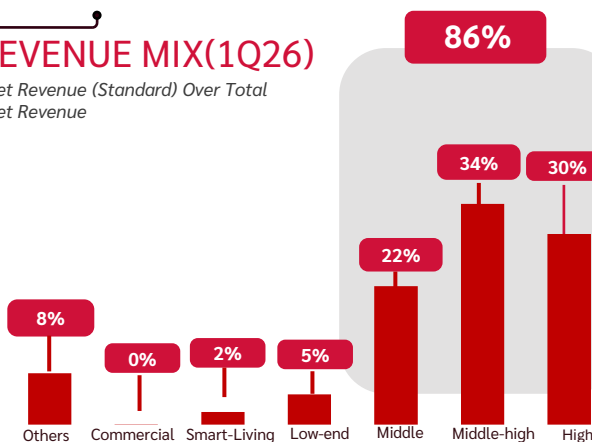
Source: Economática

FINANCIAL INDICATORS

In Thousands (R\$)	2023	2024	2025	1Q26
NET REVENUE	1,083,172	1,560,541	1,498,822	322,518
GROSS MARGIN	31.7%	34.1%	41.7%	38.7%
EBIT	189,080	334,391	441,857	83,107
NET INCOME	239,467	404,605	535,012	119,699
NET MARGIN	22.1%	25.9%	35.7%	37.1%
DEFERRED MARGIN	38.4%	40.4%	38.4%	39.0%
TOTAL ASSETS	5,879,316	6,466,534	7,196,637	3,399,974
PROFIT PER SHARE (R\$)	1.08	1.83	2.41	0.43

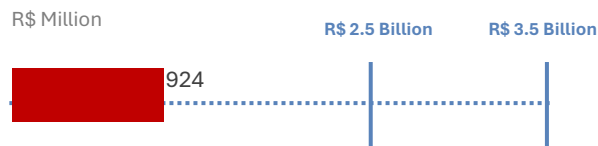
REVENUE MIX(1Q26)

Net Revenue (Standard) Over Total Net Revenue

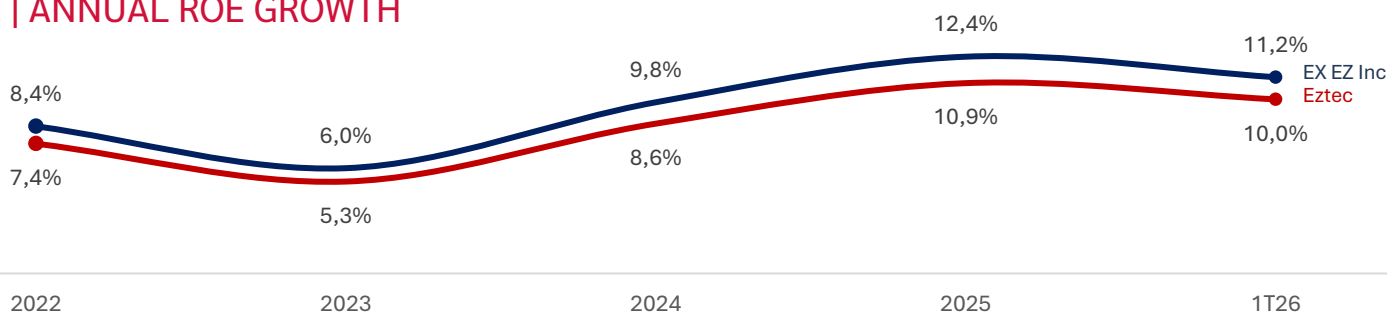


GUIDANCE 2026

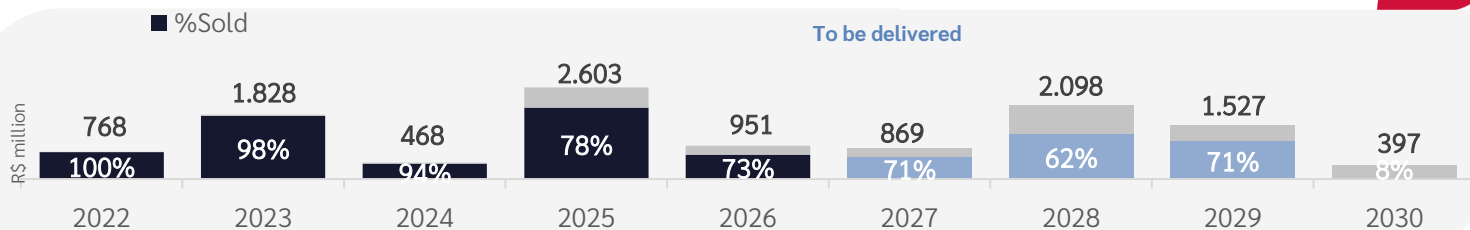
2026 Launch Guidance Execution



ROE | ANNUAL ROE GROWTH



DELIVERIES

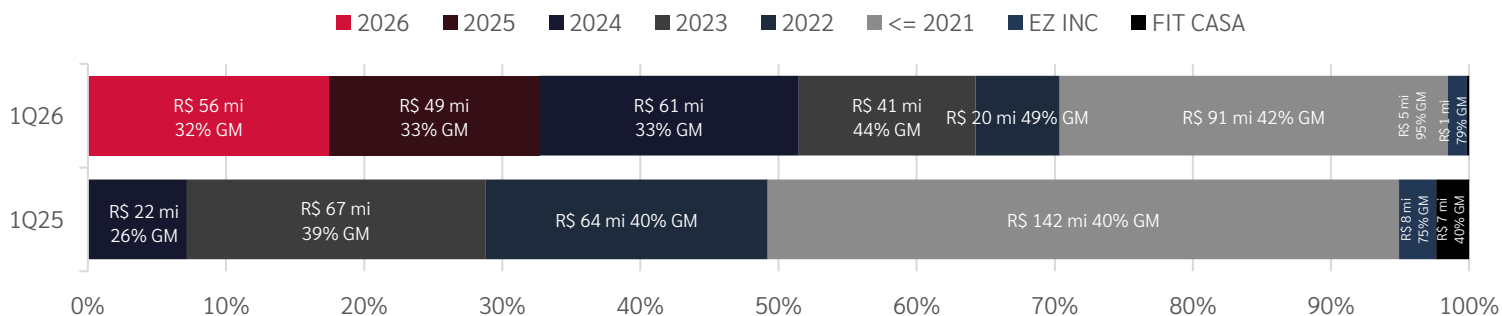


LANDBANK

SÃO PAULO CITY R\$ milhões	High	Middle-high	Middle	Low	Commercial	TOTAL
EAST ZONE	-	-	828	800	-	1,629
WEST ZONE	-	-	1,403	-	-	1,403
NORTH ZONE	-	-	-	-	-	-
SOUTH ZONE	-	1,481	192	820	241	2,734
MOGI DAS CRUZES	-	-	-	165	-	165
OSASCO	-	379	670	501	-	1,550
SÃO CAETANO	-	-	1,227	-	-	1,227
2025		1,860	4,321	2,287	241	8,708
SUSPENSION CLAUSES		3,210				
2026E		5,070	4,321	2,287	241	11,918

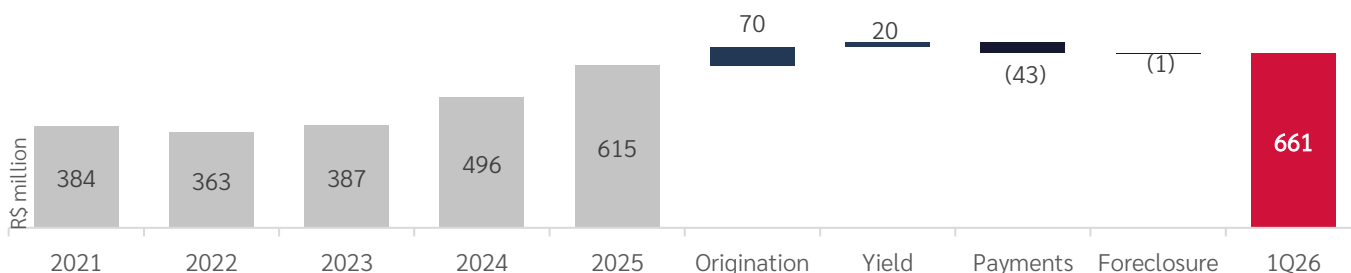


NET REVEUE AND MARGIN BY LAUNCH VINTAGE



DIRECT RECEIVABLE PORTFOLIO

- Average yield of 10% + IGP-DI.
- Few companies in the sector have a robust capital structure that enables them to maintain this proprietary instrument.
- 1,518 Financed Units.
- Default rate of 2.1%.
- 56% of contracts indexed to IGP and 44% to IPCA.



OPERATIONAL INDICATORS



In Millions (R\$)	2023	2024	2025	1Q26
# LAUNCHED PROJECTS	5	9	10	4
PSV OF LAUNCHES (%EZ)	987	1,611	2,364	925
GROSS SALES	1,498	1,897	2,223	760
NET SALES	1,269	1,695	1,947	697
TOTAL INVENTORY	2,664	2,685	2,875	3,137
NET SOS	32.3%	38.7%	40.4%	42.0%
ACTIVE CONSTRUCTION SITES	19	16	16	19
PSV %EZ IN LANDBANK	9,366	11,046	9,301	8,708



Regional Focus

Notable expertise in São Paulo's urban planning, with exceptional ability to assess land and strong proximity to suppliers, construction sites, and clients



Vertically Integrated

The company operates from acquisition and development to client financing, capturing returns across all links of the value chain, which ensures greater operational control



Operational Versatility

Even with a focus on middle- and high-income segments, the company develops projects ranging from Minha Casa Minha Vida (MCMV) to ultra-high-end standards; from single-tower residential buildings to large condominium complexes; and from commercial office spaces to triple-A corporate towers,

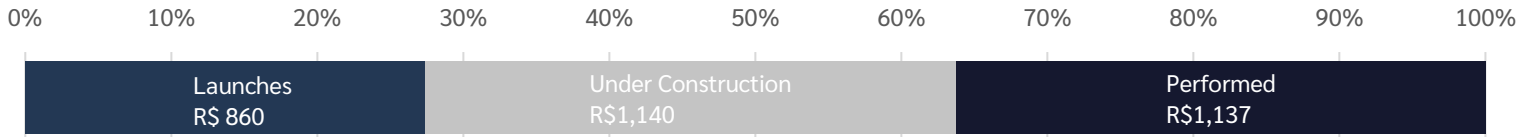


Operational/Financial Strength

The company has a robust capital structure, with low debt and strong cash position, showing resilience across economic cycles, supported by high liquidity and financial discipline

INVENTORY BY PHASE

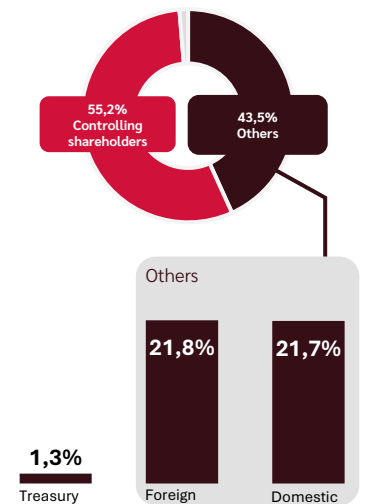
PSV %Eztec in Millions



C-LEVEL EXECUTIVES

<ul style="list-style-type: none"> CEO Co-founder Board Member 46 Years of operation 	<ul style="list-style-type: none"> Executive Vice President Board President Cofundador 46 Years of operation 	<ul style="list-style-type: none"> Executive Vice President 36 years of operation
<ul style="list-style-type: none"> Commercial and development director +20 Years of market experience 	<ul style="list-style-type: none"> CFO IR Director 18 Years of operation 	<ul style="list-style-type: none"> Director of New Business Real Estate Operations Director 18 Years of operation
<ul style="list-style-type: none"> Legal Director 22 Years of operation 	<ul style="list-style-type: none"> Technical Director +30 Years of market experience 	<ul style="list-style-type: none"> People Director +20 Years of market experience

SHAREHOLDING STRUCTURE



Balance between market executives and controlling shareholders

281,000,000

Issued Shares

277,359,027

Outstanding Shares*

R\$18.57 Book value per share

ESTHER TOWERS



Esther Towers represents the company's main corporate project under development and a strategic milestone for expanding its commercial portfolio. Located in the Chucri Zaidan area, one of São Paulo's key corporate hubs, near Morumbi Shopping mall, the project was designed to meet demand for high-end corporate office spaces, combining contemporary architecture with international-standard technical specifications,

R\$ 1.9 bn
PSV %Eztec

94 thousand sqm
GLA

Delivery:
1st Tower: 1H26
2nd Tower: 2H27

AAA
Corporate Tower

27 floors



CONTROLLED COMPANY'S



The group's main brand, focused on the development of mid- and high-end residential projects.



EZTEC's vehicle dedicated to the development of commercial real estate projects, such as Esther Towers.



In-house sales platform responsible for the commercialization of the group's developments.



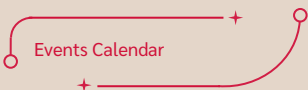
The Company shares control of Construtora Adolpho Lindenberg, strengthening Eztec's presence in the high-end segment.



Brand focused on the affordable housing segment, with products aligned with the Minha Casa Minha Vida program.



In-house sales platform responsible for the commercialization of the group's developments.



Next Events 2026
May 29th (Reference Form)
July 10th (2Q26 Operational Preview)
August 6th (1Q26 Earnings Release)

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